



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/25/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 HERD PROVISIONS

SITE PLAN

Project Classification: SITE PLAN

Address: 106 GROVE STREET

Location: PENINSULA

TMS#: 4631501046

Acres: 0.11

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-2

☒ new BP approval tracking

City Project ID #: 170509-106GroveSt-1

City Project ID Name: TRC_SP:HerbProvisionsRestaurant

Submittal Review #: PRE-APP

Board Approval Required:

Owner: ALEC BRADFORD

Applicant: LAPLANTE ASSOCIATES

Contact: JUSTIN FEIT

843-697-5115

justin@feitdesign.com

Misc notes: Construction plans for new restaurant and associated improvements.

RESULTS: Revise and resubmit to TRC; construction activity application w/ fee, DHEC d-0451 form (copy).

2 MAGNOLIA PUD, PHASE 2 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: BRASWELL STREET & KING STREET

Location: PENINSULA

TMS#: 4640000025, 026, 028, 029, 035, 039, 040

Acres: 35.6

Lots (for subdiv): R/W

Units (multi-fam./Concept Plans):

Zoning: PUD (MAGNOLIA)

☒ new BP approval tracking

City Project ID #: 160405-OceanicSt-1

City Project ID Name: TRC_PP:MagnoliaPUDPhase2[Plat]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: ASHLEY RIVER INVESTORS, LLC

Applicant: DAVIS & FLOYD

Contact: BRAD SMITH

843-554-8602

bsmith@davisfloyd.com

Misc notes: Preliminary subdivision plat for phase 2 of the Magnolia PUD.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

3 MAGNOLIA PUD, PHASE 2 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: BRASWELL STREET & KING STREET

Location: PENINSULA

TMS#: 4640000025, 026, 028, 029, 035, 039, 040

Acres: 35.6

Lots (for subdiv): R/W

Units (multi-fam./Concept Plans):

Zoning: PUD (MAGNOLIA)

☒ new BP approval tracking

City Project ID #: 160601-OceanicSt-1

City Project ID Name: TRC_RC:MagnoliaPUDPhase2[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: ASHLEY RIVER INVESTORS, LLC

Applicant: DAVIS & FLOYD

Contact: BRAD SMITH

843-554-8602

bsmith@davisfloyd.com

Misc notes: Road construction plans for phase 2 of the Magnolia PUD.

RESULTS: Revise and resubmit to TRC.

#4 CLEMENTS FERRY VETERINARY**SITE PLAN**

Project Classification: SITE PLAN
Address: 1011 QUINBY MARSH LANE
Location: CAINHOY
TMS#: 2710403010
Acres: 1.344
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD (BERESFORD HALL)

☐ new BP approval tracking

City Project ID #: 170109-Quinby MarshLn-1
City Project ID Name: TRC_SP:ClementsFerryVeterinary

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: PDI PROPERTIES. LLC
Applicant: WINDMILL ENGINEERING
Contact: TIMOTHY COOK

843-693-4477

2820jasper@comcast.net

Misc notes: Construction plans for a new professional office building and associated improvements.

RESULTS: Revise and resubmit to TRC; CSWPPP, DHEC NOI, SDSM Checklist & Stormwater Technical Report required.

#5 FOLLY ROAD CONTAINER APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN
Address: FOLLY ROAD & WILTON STREET
Location: JAMES ISLAND
TMS#: 4251300113, 023, 120
Acres: 0.99
Lots (for subdiv):
Units (multi-fam./Concept Plans): 18
Zoning: LB

☒ new BP approval tracking

City Project ID #: 170509-FollyRd-1
City Project ID Name: TRC_SP:FollyRoadContainerApartments

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: HIGHWAY LLC
Applicant: CLINE ENGINEERING, INC.
Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plans for an 18 unit apartment development and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application w/ fee, CSWPPP, DHEC NOI, SDSM Checklist & Stormwater Technical Report and Traffic Impact Study required.

#6 GRACE BRIDGE APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN
Address: COOPER STREET
Location: PENINSULA
TMS#: 4590504207 & 216
Acres: 1.47
Lots (for subdiv):
Units (multi-fam./Concept Plans): 60
Zoning: GB

☒ new BP approval tracking

City Project ID #: 170509-CooperSt-1
City Project ID Name: TRC_SP:GraceBridgeApartments

Submittal Review #: PRE-APP
Board Approval Required: BAR, BZA-SD

Owner: HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Applicant: LINDBERGH & ASSOCIATES
Contact: FOREST MCKENZIE

843-806-4120

forest.mckenzie@tylin.com

Misc notes: Construction plans for a 60 unit apartment development and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application w/ fee, CSWPPP, DHEC NOI, SDSM Checklist, Geotechnical Report, Stormwater Technical Report and Traffic Impact Study required.

#7 ESSEX VILLAGE (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: HENRY TECKLENBURG DRIVE
Location: WEST ASHLEY
TMS#: 3090000003
Acres: 12.66
Lots (for subdiv): 41
Units (multi-fam./Concept Plans): 41
Zoning: PUD (ESSEX VILLAGE)

☐ new BP approval tracking

City Project ID #: 170306-HenryTecklenburgDr-1
City Project ID Name: TRC_PP:EssexVillage[Plat]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, AP
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: SCOTT GREENE

843-725-5223

greene.s@thomasandhutton.com

Misc notes: Preliminary subdivision plat for a new 41 lot subdivision and associated improvements.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#8 ESSEX VILLAGE (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 12.66

Lots (for subdiv): 41

Units (multi-fam./Concept Plans): 41

Zoning: PUD (ESSEX VILLAGE)

Misc notes: Road construction plans for a new 41 lot subdivision and associated improvements.

☐ new BP approval tracking

City Project ID #: 170306-HenryTecklenburgDr-2

City Project ID Name: TRC_RC:EssexVillage[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, AP

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5223

Contact: SCOTT GREENE

greene.s@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

#9 OAKFIELD AMENITY CENTER

SITE PLAN

Project Classification: SITE PLAN

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 1.67

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD (SHADE TREE)

☐ new BP approval tracking

City Project ID #: 161221-Cane SlashRd-2

City Project ID Name: TRC_SP:OakfieldAmenityCenter

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: PULTE GROUP

Applicant: HLA, INC.

843-763-1166

Contact: ANDREW TODD-
BURKE

atoddburke@hlainc.com

Misc notes: Construction plans for new amenity center and associated improvements.

RESULTS: Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.